

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand & 00/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Burty Bart Salser and wife, Linda L. Salser

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Joe Adaway

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

(See attached Exhibit A)

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Full consideration of deed is paid by Mortgage between Joe Adaway and
First National Bank of Columbiana.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 6th

day of June, 19 84.

(SEAL)

Burty Bart Salser

(SEAL)

Burty Bart Salser

(SEAL)

Linda L. Salser

(SEAL)

Linda L. Salser

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY }

General Acknowledgment

I, the undersigned

in said State, hereby certify that Burty Bart Salser and wife, Linda L. Salser

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, June, 19 84, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bear date.

Given under my hand and official seal this 6 day of June

F.N.B.C.

My Comm. Notary Public October 1, 1986

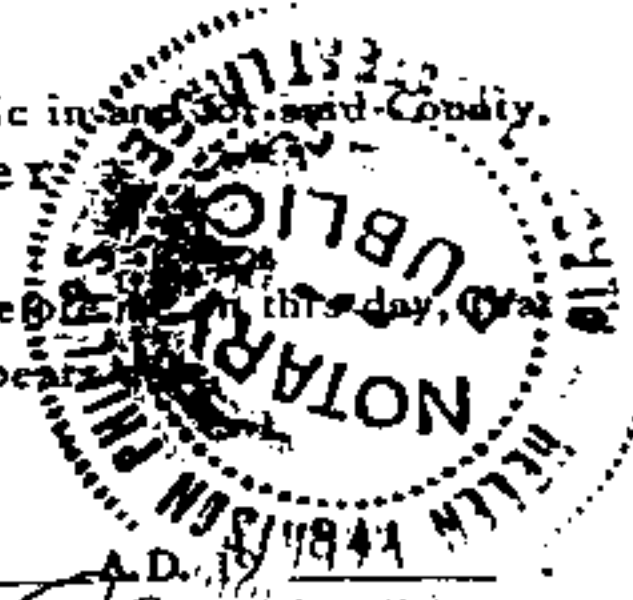


Exhibit A

From the Northeast corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West run Westerly along the North boundary line of said 1/4 1/4 section 206.49 feet to the point of beginning of the land herein described; thence continue Westerly along last said course for 220.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Southerly 400.0 feet; thence turn an angle of 91 deg. 09 min. 15 sec. to the left and run Easterly 200.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Northerly 400.0 feet to the point of beginning; being situated in Shelby County, Alabama.

This land being a part of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West.

ALSO

A perpetual but non-exclusive easement for ingress and egress over and along the existing dirt road leading Westerly from the West boundary of that certain property conveyed to grantee herein by deed recorded in Deed Book 295 page 309 in the Probate Records of Shelby County, Alabama, said easement being 15 feet on either side of the center line hereinafter described, totaling 30 feet in width, and more particularly described as follows: Commence at the Northwest corner of the property conveyed to grantee by deed recorded in Deed Book 295 page 309 in said Probate Records; and run thence Southerly along the Western boundary thereof a distance of 272 feet, more or less, to the center line of the existing dirt drive leading to said property, and the point of beginning of the center line herein described; and run thence in a Westerly direction along the center line of the existing dirt road to a point where the same intersects the present dirt public road.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN -7 PM 3:06

du Mtg 450-293

Thomas H. Housley, Jr.
JUDGE OF PROBATE

Rec 3.00
Ind 1.00
4.00